GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Public Services - Registration & Stamps – Certain allegations against Sri J.Chengal Rayudu, former Joint Sub Registrar-I, Registrar's Office (Original Branch), Sri Balaji Registration District, Tirupathi (now retired) – Disciplinary proceedings initiated - Regular Enquiry Conducted – Report submitted – Disagreement factors communicated – Explanation received – Disciplinary proceedings finalized - Imposing a punishment of 15% cut in pension permanently – Orders – Issued.

REVENUE (VIGILANCE-II) DEPARTMENT

G.O.Rt.No.1172 **Dated: 20.11.2015**
Read the following:

1) Charge Memo No.MV/20/2010, dt.29.10.2010.
2) WSD of Sri J. Chengalrayudu, Jt. SR-I, dt.15.11.2010.
3) REO report from the District Registrar, Chittoor, Lr.No.E/151/2011, dt.17.11.2011.
4) From C&IG, AP., Hyderabad, Lr.No.X4/8488/2010, dt: 03.10.2012.
5) Govt. Memo No.44342/Vig.VI(1)/2012-1, dt.26.3.2013
6) From DIG, R&S, Chittoor, Lr.No.MV/20/2010, dt: 06.06.2013.
7) From C&IG, AP, Hyderabad, Lr.No.X4/8488/2010, dt: 02.05.2014
8) Govt. Memo No.44342/Vig.II(2)/2012-3 dt.27.1.2015
9) Representation of Sri J. Chengalrayudu, Jt. SR-I, dt.23.2.2015.
10) Govt. Memo No.44342/Vig.II(2)/2012-5 dt.17.7.2015.
11) Representation of Sri J. Chengalrayudu, Jt. SR-I, dt.17.8.2015.
12) Govt. Letter No.44342/Vig.II(2)/2012-6, dt.29.9.2015
13) From the APPSC, Lr.No.817/DC&C/2/2015, dt.4.11.2015

* * * * *

ORDER:

It was brought to the notice of the Government that the Deputy Inspector General, Registration & Stamps, Chittoor initiated disciplinary proceedings under Rule 20 of Andhra Pradesh Civil Services (Classification, Control & Appeal) Rules, 1991 against Sri J.Chengal Rayudu, formerly Joint Sub Registrar-I (Retired) and 3 others, Registrar's Office (Original Branch), Sri Balaji Registration District, Tirupathi as they are responsible for the lapses pointed out in the report of the Deputy Inspector General, Registration & Stamps, Guntur. Therefore, the following Articles of charges were framed against Sri J.Chengal Rayudu, formerly Joint Sub Registrar-I (Retired) vide reference 1st read above.

Charge-I:

"....registered document No.3068/2009, 3142/2009 and 1500/2010 as residential property of Tirupathi adopting a Market Value of Rs.3580/- per Sq. Yard fixed to the Residential area instead of Market Value of Rs. 5390/- per Sq. Yard fixed to Commercial area though as per list furnished by the Municipal Authorities of Tirupathi Municipal Corporation during Market Value Revision the said door no. is classified as Commercial area which is fixed at Rs.5390/- per square yard and there by caused loss of Revenue of Rs.1,02,890/- in the said documents."

P.T.O

Charge-II:
"…….. had registered document No.4494/2009 by incorrectly allowing exemption of Stamp duty under Article 47-A (d) of Schedule - I A of Indian Stamp Act and thereby caused loss of revenue of Rs.70,000/- to the State Exchequer."

Charge-III:
"…… had registered document No.790/2010 affecting land survey No.112/1B of Akkarampalli Village, which is classified as AWD Government Land as per the List supplied by the Tahsildar, Tirupathi."

Charge IV:
"……. had registered document No.1391/2010 by improper scrutiny of the document with reference to previously registered document and caused loss of revenue of Rs.2,52,700/- to the State Exchequer."

Charge V:
"….. had registered the documents by incorrect application of lower rate of Market Value guidelines for adjacent properties in Tirupathi, and caused huge loss of Revenue to a tune of Rs.17,21,550/- to the State Exchequer."

Charge VI :
"…… had registered the properties effected by the following documents by incorrect adoption of different values for the same survey numbers and location in Akkarampalli Village and caused loss of Revenue of Rs.3,12,760/-."

Charge VII:
"….. had registered properties effected by the document Nos.2841/2009 dt.24.7.2009 and 945/2010 dated.20.02.2010 even though the Hon'ble Court granted injunction orders violating the Government orders issued in G.O.Ms.No.620, Revenue (Regn.I) Dept., dt.28.9.2002 and G.O.Ms.No.497, Revenue (Regn.I) Dept., dt.7.4.2003 amending the S.O.219 of Part-II of the A.P.Registration Manual."

Charge VIII:
"....had committed grave misconduct by establishing irregular procedure and dubious practices in the entire process of maintenance of Account-D, admission of General Searches and Single Search applications, non issue of proper receipts, prioritization of Encumbrance Certificates and certified copies without following seriatum (First come First served basis) and favouring some parties and non reflection of true status in the account-D and not obtaining acknowledgements of the parties in token of receipt of the Encumbrance Certificates and Certified copies and there by violated instructions laid down under S.Os.632 (a), 635. 637(a) and 639(a) of Part-II, Manual."

Charge IX:
"……had registered properties effected by Documents No.291/2010 and 3139/2009 by adopting different site values by showing wrong location of the same property in apartment complex and caused loss of Revenue of Rs.2850/- in document No:3139/2009."

P.T.O

Charge X:

"….had registered documents effecting properties which were prohibited from registration as notified by the Endowment department under section 22-A, (I)(C)of Registration Act, 1908."

2. The Charged Officer submitted his Written Statement of Defence in the reference 2nd read above and as it was not convincing, a regular enquiry was ordered by appointing Regular Enquiry Officer. The Regular Enquiry Officer completed his inquiry and submitted his report in the reference 3rd read above and held that Charge - IX as proved. In the reference 4th read above, the Commissioner & Inspector General, Registration & Stamps, A.P, Hyderabad has informed that Sri J. Chengal Rayudu, former Join Sub Registrar-I, was retired from service on attaining the age of superannuation on 31.12.2011, and requested the Government to take further necessary action and issue final orders concluding the departmental proceedings.

3. Government after careful examination of the proposal of the Commissioner & Inspector General, Registration & Stamps, A.P, Hyderabad and after obtaining certain information from the Deputy Inspector General, Registration & Stamps, Chittoor have disagreed with the findings of the Regular Enquiry Officer in respect of Charge-III on the following grounds and communicated to the Charged Officer for his explanation vide reference 8th read above.

"It is fact that revenue authorities furnished the list of Prohibited properties and as per the list S.No.112/1B of Akkarampally Village was classified as AWD Government land. It is also fact that the High Court did not direct the SR to register the document. But it only directed the SR to receive the document and process it and if it cannot be admitted for registration for any reasons, the Sub Registrar is directed to communicate the reasons for refusal to the parties. Therefore the contents of the Charge-III framed against AO i.e Registration of AWD Government lands may not be held not proved."

4. The Charged Officer submitted his explanation vide reference 9th read above stating that the document was registered as per the directions of Hon'ble High Court of Andhra Pradesh in W.P.No.1895/2010. There was no malafide intention on his part to register prohibited property but only due to fear of facing contempt of the Hon'ble court, the document was admitted to registration. Government after careful examination of the matter have observed that the Charge-III, which says Government land is allowed to be registered in the guise of a court order is serious and proved. Court order does not direct the Sub Registrar to do so. This is too serious lapse on the part of the Charged Officer to ignore. Therefore, Government provisionally decided to impose a punishment of 15% cut in pension permanently against the Accused Officer Sri J.Chengal Rayudu, formerly Joint Sub Registrar-I (Retired) and issued Show Cause Notice for his explanation vide reference 10th read above. The Accused Officer submitted his representation vide reference 11th read above. The Accused Officer did not put forth any new ground to examine the issue further. Therefore, Government decided to confirm the provisional decision i.e to impose a punishment of 15% cut in pension permanently against Sri J.Chengal Rayudu, formerly Joint Sub Registrar-I (Retired). The A.P. Public Service Commission have also agreed with the proposal of the Government vide reference 13th read above (Copy enclosed to the Accused Officer).

P.T.O

5. Accordingly, Government hereby order to impose a punishment of 15% cut in pension permanently against Sri J.Chengal Rayudu, formerly Joint Sub Registrar-I (Retired), Registrar's Office (Original Branch), Sri Balaji Registration District, Tirupathi.

6. The Director and Inspector General, Registration and Stamps, Andhra Pradesh, Hyderabad / Deputy Inspector General, Registration and Stamps, Chittoor, shall take necessary action in the matter accordingly under intimation to Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJEYA KALLAM
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Director & Inspector General, Registration & Stamps, AP, Hyderabad.
The Deputy Inspector General, Registration & Stamps, Chittoor District.
The Individual. **(w.e)**
(through: the Deputy Inspector General, Registration & Stamps, Chittoor District)
Copy to:
The Secretary to V.C, A.P.Vigilance Commission, A.P., Hyderabad.
The Principal Secretary, A.P. Public Service Commission, Hyderabad.
Sf/Sc

//Forwarded::By order//

SECTION OFFICER